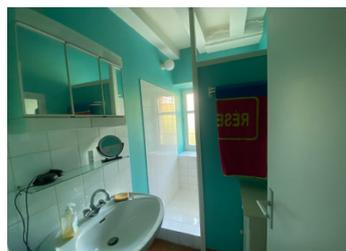


Simply stunning farmhouse and barns in 1.4Ha with exceptional views



## INFORMATION

Town:	Saint-Éloy-d'Allier
Department:	Allier
Bed:	3
Bath:	2
Floor:	115 m2
Plot Size:	14200 m2



## IN BRIEF

Beautiful country house in magnificent surroundings to 1.4Ha with wonderful views.

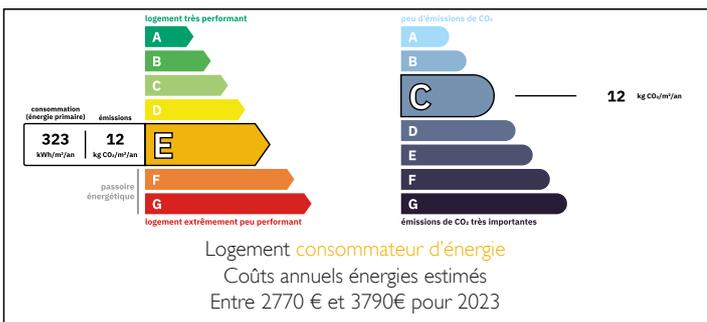
Picture postcard 3 bedroom house in immaculate grounds with 3 barns offering many possibilities.

The pretty house is accessed from fully tiled terraces which surround the house and enters into a central lounge diner with pellet stove. Also on the ground floor is 2 bedrooms, 2 shower rooms, separate WC, kitchen, pantry and large veranda to the rear of the building.

The upper floor has a further bedroom and large partially converted further room that could offer additional bedroom space with the conversion to a full staircase.

3 barns (2 detached) offering a total of 300m2 floor space (not including upper floors that could be

## ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## DESCRIPTION

A simply stunning and beautifully presented country house with a large outbuildings, offering immense potential on approximately 1.4 hectares and boasting breathtaking, unobstructed views of the village of Sidiailles in the distance.

The house offers approximately 100 m<sup>2</sup> of living space on the ground floor. The entrance leads directly into the 26 m<sup>2</sup> living/dining room, featuring a fireplace and pellet stove, and huge oak beams. The main room opens onto the kitchen with pantry/utility, then onto a magnificent veranda running across the rear facade, overlooking the immaculate gardens and breathtaking views of the rolling countryside near Lake Sidiailles. At the rear of the house, from the living room, is a double bedroom with a shower room. Direct access to the rear hall offers a second shower room, a toilet, and a second bedroom.

The home is fully double glazed through and heated via the wonderful pellet stove in the main living space and also via electric radiators in the other rooms.

Although there is no full staircase yet, the upper floor offers a fully finished 16 m<sup>2</sup> bedroom, followed by a partially converted 32 m<sup>2</sup> attic, fully insulated and with parquet flooring, which could easily be converted. These two rooms would add 50% more living space to the house.

Outside, the garden is magnificent, with mature trees and shrubs, exceptionally well-kept lawns, and beautifully tiled terraces.

Hard standing parking, two huge barns, and another attached barn (on a separate plot) offer numerous possibilities. The floor space is 95...

## LOCAL TAXES

Taxe foncière: **907 EUR**

Taxe habitation: **EUR**

## NOTES